

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA

Thursday, July 21, 2016

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **Thursday, July 21, 2016**, beginning at **1:30 PM** in the Planning Department Conference Room City Hall - 10th Floor, 455 N. Main Street, Wichita, Kansas. **If you have any questions regarding the meeting or items on this agenda, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.**

1. Approval of the prior MAPC meeting minutes:

Meeting Date: June 2, 2016

2. **CONSIDERATION OF SUBDIVISION COMMITTEE RECOMMENDATIONS**

Items may be taken in one motion unless there are questions or comments.

SUBDIVISION CASE DETAILS

2-1. **SUB2016-00022: One-Step Final Plat – BELLE TERRE COMMERCIAL**

ADDITION, located on the on the north side of East Kellogg, west of 159th Street East.

Committee Action: APPROVED 4-0
Surveyor: K.E. Miller Engineering, P.A.
Acreage: 19.44
Total Lots: 2

2-2. **SUB2016-00024: One-Step Final Plat – SUN-AIR ESTATES 2ND ADDITION,**

located on the south side of 45th Street North, West of Webb Road.

Committee Action: APPROVED 4-0
Surveyor: K.E. Miller Engineering, P.A.
Acreage: 2.37
Total Lots: 5

3. **PUBLIC HEARING – VACATION ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 PM

Items may be taken in one motion unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th Floor, City Hall, 455 N. Main Street, Wichita, Kansas

- 3-1. **VAC2016-00022: City request to vacate a portion of a platted drainage and utility easement on property,** generally located southeast of Rock Road and 29th Street North, west of Wilderness Circle on the west side of Wilderness Court (2607 N Wilderness Court).

Committee Action: APPROVED 4-0

- 3-2. **VAC2016-00023: City request to vacate a portion of a platted front setback on property,** generally located west of Edgemoor Drive on the south side of Central Avenue (5429 E. Central).

Committee Action: APPROVED 4-0

- 3-3. **VAC2016-00024: City request to vacate portions of platted setbacks on property,** located on the northwest corner of Ridge Road and Maple Street (277 S. Ridge).

Committee Action: APPROVED 4-0

- 3-4. **VAC2016-00025: City request to vacate portions of platted setbacks, utility easements and the platlor's text on property,** generally located at the southeast corner of 21st Street North and Rock Road (2132 N. Rock).

Committee Action: APPROVED 4-0

- 3-5. **VAC2016-00026: City request to vacate a platted wall easement on property,** generally located south of 37th Street North on the east side of Maize Road.

Committee Action: APPROVED 3-0-1 (D. Foster ABSTAINED)

- 3-6. **VAC2016-00027: City request to vacate easements dedicated by separate instruments on property,** generally located northwest of Kellogg Street and Washington Avenue, on the west side of the vacated Eldora Street.

Committee Action: APPROVED 4-0

PUBLIC HEARINGS

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 PM

4. Case No.: ZON2016-00012 and CON2016-00007 (Deferred from April 21, 2016 and May 5, 2016)
Request: City zone change from SF-5 Single-family Residential to TF-3 Two-family Residential to allow ancillary parking (CON2016-00007), an amendment to PO -300 to allow a restaurant and a 10% reduction of the compatibility setback.
General Location: West of Ridge Road, north of Maple Street.
Presenting Planner: Bill Longnecker
5. Case No.: ZON2016-00025
Request: City zone change from SF-5 Single-family Residential to TF-3 Two-family Residential.
General Location: South of West 2nd Street North and east of North Baehr Street (4629 W. 2nd St., N.).
Presenting Planner: Kathy Morgan
6. Case No.: ZON2016-00028 (Deferred to 8-18-16)
Request: City zone change from B Multi-family Residential and SF-5 Single-family Residential to LC Limited Commercial.
General Location: South of East 21st Street North and on both sides of North Piatt Avenue (2101 E. 21st St., N.).
Presenting Planner: Scott Knebel

- 7.** Case No.: ZON2016-00029
Request: City zone change from SF-5 Single-family Residential to TF-3 Two-family Residential.
General Location: North of West 55th Street South and east of Seneca Street (1000 W. 55th Street S.).
Presenting Planner: Kathy Morgan
- 8.** Case No.: ZON2016-00030
Request: City zone change from GC General Commercial to LI Limited Industrial for vehicle sales without paved parking/display.
General Location: East of Webb Road and south Kellogg Street (9707 E. Orme St.).
Presenting Planner: Bill Longnecker
- 9.** Case No.: ZON2016-00031
Request: City zone change from SF-5 Single-family Residential to MF-18 Multi-family Residential.
General Location: North of West 2nd Street and west of North Seneca Street (1502 W. 2nd St. and 309 N. Elizabeth St.)
Presenting Planner: Kathy Morgan
- 10.** Case No.: CON2016-00019
Request: City Conditional Use to permit a Tavern and Drinking Establishment and an Entertainment Establishment within 300 feet of residential zoning on property zoned LC Limited Commercial.
General Location: South of Central Avenue and west of West Street (511 N. West Yvie's).
Presenting Planner: Scott Knebel
- 11.** Case No.: CON2016-00020
Request: City Conditional Use to permit a Tavern and Drinking Establishment and an Entertainment Establishment within 300 feet of residential zoning on property zoned LC Limited Commercial.
General Location: North of 13th Street North and west of Broadway Avenue (1457 N. Broadway Ave. - El Sombrero).
Presenting Planner: Scott Knebel
- 12.** Case No.: CUP2016-00022 (Deferred)
Request: City CUP Major Amendment to DP-62 to increase the permitted residential density on Parcel 8.
General Location: South and west of the intersection of East 21st Street North and North Rock Road on the east side of North Broadmoor Street.
Presenting Planner: Scott Knebel
- 13.** Case No.: CUP2016-00023
Request: City CUP Amendment to DP-295 to increase the size of an accessory structure with a 35-foot setback.
General Location: Southeast corner of 37th Street North and Maize Road (3660 N. Maize Rd.).
Presenting Planner: Scott Knebel

NON-PUBLIC HEARING ITEMS

- 14.** Case No.: Conformity of the Proposed 2017-2021 Sedgwick County Capital Improvement Program with the Community Investments Plan
General Location: Countywide
Presenting Planner: Jim Weber, deputy Director, Sedgwick County Public Works
- 15.** Case No.: Establish a Public Hearing date of August 18, 2016 for DER2016-00005
Request: This DER deals with a number of amendment to the "Wichita-Sedgwick County Unified Zoning Code". The proposed amendments deal with event centers in the County, churches, farmer's markets and bed and breakfast uses in certain zoning district.
General Location: City and County wide
Presenting Planner: Dale Miller, Director

16. Other Matters/Adjournment

Dale Miller, Secretary

Wichita-Sedgwick County Metropolitan Area Planning Commission